



SUNROOMS, FLORIDA ROOMS AND CONVERSIONS

The code differentiates between three season rooms and four season rooms. Three season rooms are enclosed porches, which are not heated, while four season rooms are heated for year-around occupancy.

Definitions:

Sunroom is a space with glass in excess of 40 percent of the gross area of the structure's exterior walls and roof.

Florida room has no official definition in the code, but will be considered to be a heated space regardless of the amount of windows.

NEW CONSTRUCTION

Sunrooms and similar spaces (Florida rooms) will be considered four season rooms and be required to have an adequate HVAC system to offset the heat gain and loss from all of the glass; no thermal barrier is required between the main structure and the attached four-season room.

The construction documents required will be the same as the [Building Process](#) of any other structure.

ADDITIONS AND CONVERSIONS

For sunrooms, which are added after the house is built, or conversions of an existing deck:

1. The 2003 International Residential Code (IRC) and the International Energy Conservation Code (IECC) dictate that all sunroom additions shall be thermally isolated from existing structures. Where the sunroom is to be conditioned by its own HVAC system, a thermal barrier (door or window) is required between the sunroom and the main house.
2. If the sunroom is conditioned by an extension of the existing HVAC system, an envelope calculation must be provided to show that the existing HVAC system is sized adequately, the home including the sunroom addition complies with the energy code provisions and a thermal barrier is not required.
3. Rooms with less than 40% glazing do not require the thermal isolation.

For sunroom additions, the construction documents required will be the same as the [Building Process](#) of any other structure.

The construction documents required for converting a deck or screen porch to a sunroom include:

- A plat showing dimensions to the property lines (even though the deck was permitted, setback requirements for a sunroom may be different),
- A floor plan with dimensions of the existing deck, showing windows and doors,
- A roof plan showing each rafter, and the supporting beam(s),
- Two elevations (front and side view),
- A section cut through the entire sunroom, showing existing floor joists, existing girders, and existing footings, the size of new beams carrying the rafters, ceiling material (if any) and how the new roof is going to be attached to the existing house.

Note:

Sunrooms and conversions must comply with the electrical outlet spacing requirements - within 6' of both sides of all door openings and 12' o.c. thereafter.